

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF LEON JOHN SAUNDERS
25 HIGHLAND STREET
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Leon John Saunders has expressed an interest in and has submitted a satisfactory proposal for the development of 25 Highland Street in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Leon John Saunders be and hereby is tentatively designated as Redeveloper of 25 Highland Street in the Kittredge Square Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of 25 Highland Street by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

NAME LEON JOHN SAUNDERS

ADDRESS 26 SUSSEX STREET

TELEPHONE NO. 445-7949

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT

KITTREDGE SQUARE URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned buildings
at: 25 Highland Street

If selected by the Boston Redevelopment Authority as developer of the property, I intent to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (if the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain will submit later as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 18 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following: 1. Letter of Introduction 2. Option Letter

3. Gift Letter 4. Estimate Sheet 5. Certificate of Completion

Proposed number of dwelling units: one (1) owner-occupied

Estimated cost of rehabilitation per dwelling unit:

\$35,580

Total estimated cost of rehabilitation: \$35,580

Source and amount of equity funds: \$49,000

Projected monthly rent per apartment: N/A

Sincerely,

Mr. Leon J. Saunders
Name of Developer

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Leon John Saunders
- b. Address and ZIP Code of Redeveloper: 26 Sussex Street Boston, Mass. 02120
- c. IRS Number of Redeveloper: 029-34-7234
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Kittredge Square Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.

is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/A:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/A

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the shareholders or investors named in response to item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 55% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under item 5 or item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this item 5. In such case, the information referred to in this item 5 and in items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. Single Family House \$ 35,580
- b. Cost per dwelling unit of any residential redevelopment \$ 35,580
- c. Total cost of any residential rehabilitation \$ 35,580
- d. Cost per dwelling unit of any residential rehabilitation \$ 35,580

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
Single family home	owner occupied	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Leon John Saunders

Carolyn M. Saunders

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: March 23, 1982

Dated: March 23, 1982

Mr. Leon J. Saunders
Signature

Mrs. Carolyn M. Saunders
Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

JUNE 10, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE PROJECT, MASS. R-167
TENTATIVE DESIGNATION OF LEON JOHN SAUNDERS AS
REDEVELOPER OF 25 HIGHLAND STREET

25 Highland Street, Roxbury, is a two and one-half story, residential, frame structure which was advertised by the Authority for rehabilitation proposals on March 7, 1982. The Authority received two submissions, one from Roy Asford and one from Leon John Saunders. Both submission have been reviewed by staff.

Leon John Saunders is recommended over Roy Asford for tentative designation for the redevelopment of this parcel because his equity requirements are better and he has a track record of successfully carrying out a rehabilitation program at 26 Sussex Street, Boston, under a 312 Loan in 1978. His interest in rehabilitating 25 Highland Street is to provide a larger home for his family residence. The structure will be rehabilitated into a one-family home under a FHA loan with the Commonwealth Mortgage Company, Inc.

It is, therefore, recommended that the Authority tentatively designate Leon John Saunders as redeveloper of 25 Highland Street in the Kittredge Square Urban Renewal Area.

An appropriate Resolution is attached.



KITTREDGE
SQUARE
URBAN
RENEWAL
AREA

